



**Minutes from the
Electronic Recording Council of Wisconsin
2:00 P.M. Wednesday, December 8, 2010
Conference Call**

<http://www.ercwis.wi.gov/>

Attending:

Cindy Wisinski, Portage County Register of Deeds
John LaFave, Milwaukee County Register of Deeds
Kristi Chlebowski, Dane County Register of Deeds
Craig Haskins, Knight Barry Title, Inc.
Marcia Drouin-Howe, Sr. Vice President/Mortgage and Consumer Lending, Monona Bank
John F. Wilcox, Attorney at Law
Marge Geissler, Chippewa County Register of Deeds

1. Call to order. The meeting was called to order at 2:07 p.m. by Vice-Chair Craig Haskins (to save Cindy's hoarse voice)

2. Recognition of Public Attendees

Larry Eckert, Deputy Register of Deeds, Milwaukee
Marvel Lemke, Register of Deeds, Taylor County
Cathy Williquette, Register of Deeds, Brown County
Drew Kottke, DOT
Rodney Keye, DOT
Jim Pahl-Washa, DOR
Mark Ladd, PRIA

3. Approval of minutes from September 29, 2010.

Kristi moved approval. John La Fave seconded the motion. No opposed. Motion passed.

4. Report on PRIA'S Version 3.1.

Mark Ladd reported that a PRIA workgroup is working on reviewing and inputting public comments that have been received. Results expected by late January. A new schema will be ready, 3.1. How long it will take for eVendors to implement the new schema is unknown. eVendors are currently using schema 2.4. It may take 18 – 24 months to implement.

Discussion continued on several items.

Craig asked about a Electronic Commerce Code Management Association workgroup to study the idea of a "uniform document numbering system" which would be built upon a system of recording jurisdiction identifier numbers. It was mentioned that the workgroup might make a "recommendation". He also mentioned that a federal bill has been introduced that would require a federal land information system. The national organization representing the title industry has come out against it.

Kristi reported that starting Dec. 20, 2010 Anchor Bank will no longer have recorded paper documents returned to them. Instead they have agreed to have the digital images of the recorded documents sent to them via email.

Marvel posed the question as to where in the statutes does it mention that a paper document can be returned electronically? Drew Kottke referred to 137.26 (a) and 706.25 (2) (3). Mark Ladd said that Section 12 of federal UEDA provides for this. John Wilcox stated it was permissible to do this if it had been agreed to in advance. Cathy mentioned that 59.43(1)g states that the Register of Deeds is required to return documents.

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Kristi said Dane County corporation council created an agreement form that Anchor Bank must sign to allow documents to be returned to them via email.

5. eRecording of Plats

Craig reported that a test in Portage County using eVendor Simplifile was successful. Rodney said that DOT has signed a three-year contract with ePN to be the portal they will use.

Cathy mentioned that previewing a pdf file via email would facilitate the review process by the Register of Deeds. Greater detail can be viewed in a pdf. DOT has agreed to this.

6. TSA name change

The Council approved the name change of (Trusted Submitter) First American Equity Loan Service to First American Loan Service. (Comment was made that the word Equity was taken out because no one has it anymore!)

7. WI DOR integration of recording data with land records software.

It was reported that Trimin is working with the DOR. Fidlar has completed their program integrating with DOR for electronic transfer fee form data. James said that DOR is working with one county to achieve the transferring of PIN numbers.

8. Stipulations

Craig asked John La Fave about the process that Milwaukee County uses to eRecord stipulations. John called upon Deputy Register Larry Eckert to describe the process, which he did very eloquently.

9. Notifications of document errors sent to submitter?

Craig asked whether any counties have developed a process to notify submitters about errors on eDocs that have already been recorded and an error is discovered after the fact. County Registers mentioned that they put notations into a notes field in their index but that no message is sent to the submitter within the eRecording program or via email. Many counties do attach notes to paper documents when sending them back.

10. PREP Report

Kristi said she would have a report in early February.

11. Other announcements related to Electronic Recording.

None.

12. Next meeting date, time and location.

It was agreed that the next meeting via a conference call would be determined later, likely in January.

13. Adjournment

Kristi made a motion to adjourn. John L. seconded. Passed without opposition.
Meeting adjourned at 3:09 P.M.

Respectfully submitted by

John La Fave
ERC Council Member